

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
SEPTEMBER 28, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Don Hines, Jeff Larsen, Gene Dziza, Frank DeKort, Kathy Robertson, Tim Calaway and Kim Fleming. Cal Scott had an excused absence. Traci Sears-Tull, Eric Giles and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 20 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**GUEST
SPEAKER**

Jed Fisher, Director of Weeds, Parks and Recreation, spoke to the Planning Board about Cash-in-lieu verses further parkland dedication.

**ZONE CHANGE/
WACHHOLZ**

A Zone Change request in the Blanchard Lake Zoning District by Paul Wachholz, from AG-20 (Agricultural) to SAG-5 (Suburban Agricultural). The property is located on the west side of Highway 93 and contains approximately 55.25 acres.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FZC-05-19 for the Board.

MOTION

Calaway made a motion seconded by Larsen to adopt Staff Report FZC-05-19 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed on a vote of 7-1 with Fleming dissenting.

**ZONE CHANGE/
BOWDISH**

A Zone Change request in the Prairie View Zoning District by Dana Bowdish from SAG-10 (Suburban Agricultural, 10 acres) to SAG-5 (Suburban Agricultural, 5 acres). The property is located west of Highway 93 South, north of KM Ranch Road.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FZC-05-20 for the Board.

MOTION

Robertson made a motion seconded by DeKort to adopt Staff Report FZC-05-20 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed 7-1 with Fleming dissenting.

**ZONE CHANGE/
FETVEIT** A Zone Change request in the West Side Zoning District by Steve Fetveit from AG-80 (Agricultural) to SAG-5 (Suburban Agricultural). The property is located north of Three Mile Drive, west of Stillwater Road, and contains approximately 16.10 acres.

STAFF REPORT Traci Sears-Tull reviewed Staff Report FZC-05-21 the Board.

MOTION Robertson made a motion seconded by DeKort to adopt Staff Report FZC-05-21 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed on a 6-2 vote with Fleming and Lapp dissenting.

**PRELIMINARY
PLAT/CRICKET
PLACE** A request by Gary Condit for Preliminary Plat approval of Cricket Place Subdivision, a six (6) lot single-family residential subdivision on approximately 19.86 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off of Foothill Road, west of Rockwood Estates, and can further be described as Tract 3 in Section 29, Township 28 North, Range 19 West, P.M.M., Flathead County, Montana.

STAFF REPORT Traci Sears-Tull reviewed Staff Report FPP-05-46 for the Board.

MOTION Fleming made a motion seconded by Robertson to table this proposal until December 05, 2005.

ROLL CALL On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/
BALD ROCK
SUBDIVISION** A request by Michael and Cynthia Tortomasi for Preliminary Plat approval of Bald Rock Subdivision, a four (4) lot single-family residential subdivision on approximately 20.00 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 275 Bald Rock Road, 10 miles northwest of the Kalispell city limits, and can further be described as Tract 1G in Section 19, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana.

STAFF REPORT Traci Sears-Tull reviewed Staff Report FPP-05-48 for the Board.

MOTION Robertson made a motion seconded by DeKort to adopt Staff Report FPP-05-48 as findings of fact with the amended conditions and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/GOLDEN
MEADOW
ESTATES**

A request by Gary and Christine Ingles and Will and Jan Hendrix for Preliminary Plat approval of the Amended Plat of Lots 2 and 3 of Golden Meadow Estates, a four (4) lot single-family residential subdivision on approximately 20.00 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The properties are located at 4630 and 4650 Farm to Market Road, and can further be described as Lots 2 and 3, Golden Meadow Estates, in Section 32, Township 30 North, Range 22 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Kirsten Holland reviewed Staff Report FPP-05-47 for the Board.

MOTION

Dziza made a motion seconded by Calaway to adopt Staff Report FPP-05-47 as findings of fact with the amended conditions and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

NEW BUSINESS

None.

OLD BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at approximately 9:30 p.m. on a motion by Robertson seconded by Dziza. The next meeting will be held at 6:00 p.m. on October 12, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 10/20/05